



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: March 11, 2004

COUNCIL DISTRICT: 2

**SUBJECT: PDC03-031. LOCATED ON THE EASTERLY SIDE OF VERA LANE,
APPROXIMATELY 100 FEET WESTERLY OF ROEDER ROAD.**

RECOMMENDATION

The Planning Commission voted 6-0-1, (Zito absent) to recommend that the City Council approve the subject Planned Development Rezoning.

BACKGROUND

On March 10, 2004, the Planning Commission held a public hearing to consider a Planned Development rezoning from R-M Multiple Residence to A (PD) Planned Development to allow up to (4) four single-family detached and (2) two single-family attached residential units.

The Director of Planning, Building and Code Enforcement recommended approval of the proposed rezoning.

Mazen Kawadri, the property owner, spoke in favor of the project. He indicated that the project was consistent with the Neighborhood Revitalization Plan and would be an asset to the neighborhood, resulting in the clean-up of a vacant site. Carey Sutton, representing LG Construction Company, also spoke in favor of the project and stated that the project was at the lower end of the allowable density under the City's General Plan and that it would provide construction jobs. Staff clarified that in addition to the two-car tandem garage and apron space each unit will also have at least one, off-lot parking space within 150 feet of each unit, consistent with the Residential Design Guidelines.

Nick Fay, a resident on Grey Ghost Avenue, approximately 1,000 feet to the north of the site, spoke in opposition to the project and indicated that he believed the project was too dense, and that fewer units would be better.

Commissioner Levy questioned the adequacy of the proposed 4-foot side yards. Staff indicated that given the proposed lot sizes, the 4-foot side yards are consistent with the Residential Design Guidelines. Several of the Commissioners indicated that they believed this project would be a plus for the neighborhood and would result in a substantial improvement in the area. Commissioner Campos indicated that given the past history of the area (i.e., its location in a former Project Crackdown area), this was a good design and that he believed the project would help revitalize the neighborhood.

No one else spoke in favor of or in opposition to the proposed Planned Development Rezoning.

The Planning Commission then closed the public hearing.

PUBLIC OUTREACH

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site. Planning staff met with a resident on Grey Ghost Avenue who raised concerns regarding the number of units and the adequacy of the proposed parking.

COORDINATION

This project was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department and the City Attorney.

CEQA

Negative Declaration adopted on January 9, 2004.

STEPHEN M. HAASE
Secretary, Planning Commission

c: Mazen Kawadri, 3461 Loes Way, San Jose, CA 95127
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S & H Construction, 41713 Sherwood Street, Fremont, CA 94538
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